

Fill in this information to identify the case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF TEXAS

Case number (if known): _____ Chapter **11**

☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name **13951 Highway 69 LLC**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) **9 9 - 2 4 8 8 7 0 4**

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

2621 U.S. 69 Access Rd

Number Street

Resolute Commercial Services, LLC

Number Street

Attn: Jeremiah Foster

P.O. Box

6750 East Camelback Road, Suite 103

Nederland

City

TX

State

77627

ZIP Code

Scottsdale

City

AZ

State

85251

ZIP Code

Jefferson

County

Location of principal assets, if different from principal place of business

Number Street

City State ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: _____

Debtor **13951 Highway 69 LLC**

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9
- ☒ Chapter 11.

Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy Under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- ☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No

- ☐ Yes. District _____ When _____ Case number _____
MM / DD / YYYY
- District _____ When _____ Case number _____
MM / DD / YYYY
- District _____ When _____ Case number _____
MM / DD / YYYY

If more than 2 cases, attach a separate list.

Debtor **13951 Highway 69 LLC**

Case number (if known) _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

List all cases. If more than 1, attach a separate list.

☐ No

☒ Yes. Debtor **See attached**

Relationship _____

District _____

When _____

MM / DD / YYYY

Case number, if known _____

Debtor _____

Relationship _____

District _____

When _____

MM / DD / YYYY

Case number, if known _____

11. Why is the case filed in this district?

Check all that apply:

☐ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property?

Number _____ Street _____

City _____

State _____

ZIP Code _____

Is the property insured?

☐ No

☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

☒ Funds will be available for distribution to unsecured creditors.

☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

Affiliate Name	Case Number	Relationship	Filed	District
10831 PHELAN BLVD LLC	25-40457	Affiliate	2/21/2025	ED Texas; Sherman Division
2307 GULFWAY DR LLC	25-40459	Affiliate	2/21/2025	ED Texas; Sherman Division
2873 LINK AVE LLC	25-40460	Affiliate	2/21/2025	ED Texas; Sherman Division
2958 HIGHWAY 365 LLC	25-40462	Affiliate	2/21/2025	ED Texas; Sherman Division
3252 EASTEX FWY LLC	25-40464	Affiliate	2/21/2025	ED Texas; Sherman Division
3954 N WHEELER LLC	25-40465	Affiliate	2/21/2025	ED Texas; Sherman Division
4763 N MAIN ST LLC	25-40467	Affiliate	2/21/2025	ED Texas; Sherman Division
13951 HIGHWAY 69 LLC		Affiliate	2/21/2025	ED Texas; Sherman Division
10964 TWIN CITY HWY LLC		Affiliate	2/21/2025	ED Texas; Sherman Division
13514 S LHS DR LLC		Affiliate	2/21/2025	ED Texas; Sherman Division
13730 FRONTAGE RD LLC		Affiliate	2/21/2025	ED Texas; Sherman Division
13950 FERRY DR LLC		Affiliate	2/21/2025	ED Texas; Sherman Division
2271 WASHINGTON BLVD LLC,		Affiliate	2/21/2025	ED Texas; Sherman Division
American QSR, Inc.		Affiliate	2/21/2025	ED Texas; Sherman Division

Debtor **13951 Highway 69 LLC**

Case number (if known) _____

14. Estimated number of creditors	<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
	<input type="checkbox"/> 50-99	<input type="checkbox"/> 5,001-10,000	<input type="checkbox"/> 50,001-100,000
	<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
	<input type="checkbox"/> 200-999		
15. Estimated assets	<input checked="" type="checkbox"/> \$0-\$50,000	<input type="checkbox"/> \$1,000,001-\$10 million	<input type="checkbox"/> \$500,000,001-\$1 billion
	<input type="checkbox"/> \$50,001-\$100,000	<input type="checkbox"/> \$10,000,001-\$50 million	<input type="checkbox"/> \$1,000,000,001-\$10 billion
	<input type="checkbox"/> \$100,001-\$500,000	<input type="checkbox"/> \$50,000,001-\$100 million	<input type="checkbox"/> \$10,000,000,001-\$50 billion
	<input type="checkbox"/> \$500,001-\$1 million	<input type="checkbox"/> \$100,000,001-\$500 million	<input type="checkbox"/> More than \$50 billion
16. Estimated liabilities	<input type="checkbox"/> \$0-\$50,000	<input type="checkbox"/> \$1,000,001-\$10 million	<input type="checkbox"/> \$500,000,001-\$1 billion
	<input type="checkbox"/> \$50,001-\$100,000	<input checked="" type="checkbox"/> \$10,000,001-\$50 million	<input type="checkbox"/> \$1,000,000,001-\$10 billion
	<input type="checkbox"/> \$100,001-\$500,000	<input type="checkbox"/> \$50,000,001-\$100 million	<input type="checkbox"/> \$10,000,000,001-\$50 billion
	<input type="checkbox"/> \$500,001-\$1 million	<input type="checkbox"/> \$100,000,001-\$500 million	<input type="checkbox"/> More than \$50 billion

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

- 17. Declaration and signature of authorized representative of debtor**
- ☒ The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
 - ☒ I have been authorized to file this petition on behalf of the debtor.
 - ☒ I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **02/21/2025**
MM / DD / YYYY

X /s/ Jeremiah Foster

Signature of authorized representative of debtor

Jeremiah Foster

Printed name

Chief Restructuring Officer

Title

18. Signature of attorney

X /s/ Howard Marc Spector

Signature of attorney for debtor

Date **02/21/2025**

MM / DD / YYYY

Howard Marc Spector

Printed name

Spector & Cox, PLLC

Firm name

12770 Coit Rd

Number Street

Suite 850

Dallas

City

TX

State

75251

ZIP Code

(214) 365-5377

Contact phone

hms7@cornell.edu

Email address

00785023

Bar number

TX

State

Fill in this information to identify the case:Debtor name 13951 Highway 69 LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF TEXASCase number _____
(if known)☐ Check if this is an amended filingOfficial Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claims resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	Auxilior Capital Partners c/o Todd Jones Snell & Wilmer 1 E Washington St, Ste 2700 Phoenix, AZ 85004		Goods and/or services rendered				12,300,000.00
2	Paris Ackerman LLP 120 Eagle Rock Ave. East Hanover, NJ 7936		Goods and/or services rendered				\$128,000.00
3	STERITECH PO BOX 472127 Charlotte, NC 28247		Goods and/or services rendered				\$86,000.00
4	NCR 864 Spring St NW Atlanta, GA 30308		Goods and/or services rendered				\$79,317.31
5	AMERICAN FOOD OF BEAUMONT 906 TERSCOTT LN. Sugar Land, TX 77479		Goods and/or services rendered				\$58,260.00

Debtor **13951 Highway 69 LLC** Case number (if known) _____
Name

Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
6 ECOLAB/ECOLAB PEST 370 N WABASHA STREET ST PAUL, MN 55102		Goods and/or services rendered				\$27,575.44
7 AMERICAN FOOD REALTY 11111 RICHMOND AVE. STE 120 Houston, TX 77082		Goods and/or services rendered				\$22,000.00
8 BEAUXART PROPERTY 1403 RAVENEL LN. Sugar Land, TX 77479		Goods and/or services rendered				\$20,000.00
9 CALDER PROPERTY GROUP 906 TERSCOTT LN. Sugar Land, TX 77479		Goods and/or services rendered				\$16,000.00
10 COCA COLA 1 Coca Cola Plz NW Atlanta, GA 30313		Goods and/or services rendered				\$15,357.94
11 MOSCONE EMBLIDGE AND RUBENS 220 Montgomery Street, Suite 2100 San Francisco, CA 94104		Goods and/or services rendered				\$11,633.76
12 FIRETROL PROTECTION SYSTEMS, INC. 153 Technology Drive Suite #200 Irvine, CA 92618		Goods and/or services rendered				\$11,587.73
13 AMIN DHANANI 4415 HIGHWAY 6 SUGAR LAND, TX 77478		Goods and/or services rendered				\$8,000.00

Debtor **13951 Highway 69 LLC** Case number (if known) _____
Name

Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
14 REPUBLIC SERVICES 18500 N Allied Way Phoenix, AZ 85054		Goods and/or services rendered				\$7,653.87
15 RF TECHNOLOGIES 3125 NORTH 126TH STREET BROOKFIELD, WI 53005		Goods and/or services rendered				\$7,166.84
16 BEAUMONT WESTMONT LLC 350 PINE ST. #800 BEAUMONT, TX 77701		Goods and/or services rendered				\$6,337.92
17 SUMMIT FIRE & SECURITY 1025 Telegraph St. Reno, NV 89502		Goods and/or services rendered				\$6,229.30
18 Paycom 417 OAKBEND DR. LEWISVILLE, TX 75067		Goods and/or services rendered				\$4,680.00
19 CENTERPOINT 1 E MARKET STREET, SUITE 203 Leesburg, VA 20176		Goods and/or services rendered				\$4,319.64
20 SPECTRIO 7624 Bald Cypress Place Tampa, FL 33614		Goods and/or services rendered				\$3,878.00

Fill in this information to identify the case and this filing:

Debtor Name 13951 Highway 69 LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF TEXAS

Case number _____
(if known)

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets--Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *A Summary of Assets and Liabilities for Non-Individuals* (Official Form 206-Summary)
- ☐ Amended Schedule _____
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 02/21/2025
MM / DD / YYYY

X /s/ Jeremiah Foster
Signature of individual signing on behalf of debtor

Jeremiah Foster
Printed name
Chief Restructuring Officer
Position or relationship to debtor

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF TEXAS
SHERMAN DIVISION**

IN RE: **13951 Highway 69 LLC**

CASE NO

CHAPTER **11**

VERIFICATION OF CREDITOR MATRIX

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 2/21/2025

Signature /s/ Jeremiah Foster
Jeremiah Foster
Chief Restructuring Officer

Date _____

Signature _____

ABI-ACE BACKFLOW
4820 Highland Ave.
Beaumont, TX 77705

ACE GLASS & MIRROR
716 S TWIN CITY HWY
NEDERLAND, TX 77627

AMERICAN FOOD OF BEAUMONT
906 TERSCOTT LN.
Sugar Land, TX 77479

American Food of Beaumont
Attn: Greg Hobbs
906 Terscott Lane
Sugar Land, TX 77479

AMERICAN FOOD REALTY
11111 RICHMOND AVE. STE 120
Houston, TX 77082

AMIN DHANANI
4415 HIGHWAY 6
SUGAR LAND, TX 77478

Auxilior Capital Partners
c/o Todd Jones
Snell & Wilmer
1 E Washington St, Ste 2700
Phoenix, AZ 85004

BEAUMONT WESTMONT LLC
350 PINE ST. #800
BEAUMONT, TX 77701

BEAUXART PROPERTY
1403 RAVENEL LN.
Sugar Land, TX 77479

Beauxart Property LLC
19602 Country Lake Dr.
Magnolia, TX 77355

BILL L DOVER CO INC
HWY #96 SOUTH
Jasper, TX 75951

BINSWANGER GLASS
1717 ARCH ST STE 5100
PHILADELPHIA, PA 19103

CALDER PROPERTY GROUP
906 TERSCOTT LN.
Sugar Land, TX 77479

CENTERPOINT
1 E MARKET STREET, SUITE 203
Leesburg, VA 20176

City of Nederland
207 North 12th Street
Nederland, TX 77627

COCA COLA
1 Coca Cola Plz NW
Atlanta, GA 30313

COMCAST
1701 JFK Boulevard
Philadelphia, PA 19103

CROWN ELECTRIC, INC
PO BOX 12148
BEAUMONT, TX 77726

Diversified Foods and Seasonings
1404 Greengate Drive Suite 300
Covington, LA 70433

ECOLAB/ECOLAB PEST
370 N WABASHA STREET
ST PAUL, MN 55102

FIRETROL PROTECTION SYSTEMS, INC.
153 Technology Drive Suite #200
Irvine, CA 92618

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

JACKSON LEWIS P.C.
44 S Broadway 14th floor
White Plains, NY 10601

Jefferson County Tax Assessor Collector
Jefferson County Court House,
1149 Pearl St
Beaumont, TX 77701

MOSCONE EMBLIDGE AND RUBENS
220 Montgomery Street, Suite 2100
San Francisco, CA 94104

MR. ELECTRIC OF BEAUMONT
826 Chamberlin Dr.
Beaumont, TX 77707

NCR
864 Spring St NW
Atlanta, GA 30308

Nederland ISD
220 17th Street
Nederland, TX 77627

Paris Ackerman LLP
120 Eagle Rock Ave.
East Hanover, NJ 7936

Paycom
417 OAKBEND DR.
LEWISVILLE, TX 75067

Popeyes Louisiana Kitchen, Inc.
5707 Blue Lagoon Drive
Miami, Florida 3312

REPUBLIC SERVICES
18500 N Allied Way
Phoenix, AZ 85054

RF TECHNOLOGIES
3125 NORTH 126TH STREET
BROOKFIELD, WI 53005

SPECTRIO
7624 Bald Cypress Place
Tampa, FL 33614

State Comptroller of Public Accounts
Revenue Accounting Divi-Bankruptcy Se
P.O. Box 13528
Austin, Texas 78711

STERITECH
PO BOX 472127
Charlotte, NC 28247

STRATACACHE INC
40 N Main ST
Dayton, OH 45423

SUMMIT FIRE & SECURITY
1025 Telegraph St.
Reno, NV 89502

TEXAS GAS
1301 S. Mopac Expressway, Suite 400
Austin, TX 78746

United States Attorney's Office
110 North College Avenue, Suite 700
Tyler, Texas 75702-0204

United States Trustee's Office
110 North College Avenue, Suite 300
Tyler, Texas 75702-7231

VIKING CLOUD, INC
2000 TOWN CENTER STE. 2050
Southfield, MI 48075

WASSERSTROM
477 South Front Street
Columbus, OH 43215